



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**55 Hallwoods Road
Ithaca, NY**

FOR LEASE

WAREHOUSE / LIGHT INDUSTRIAL SPACE ITHACA AREA

Property Highlights

- 6,180 +/- SF
- 20' clear span ceilings
- Four 14' x 14' ground level overhead doors facing road
- One 14' x 14' overhead door facing shared loading dock
- Four-man doors
- 3-phase electric; fully insulated and on-site parking
- Ideal for multiple uses - light manufacturing, distribution, warehouse and business services
- Shared Loading Dock

Location Highlights

- Located just outside City of Ithaca off of NYS Route 13 in a commercial park and close to Cornell University Campus, Regional Airport and Cornell Business and Technology Park



EXCLUSIVE CONTACT

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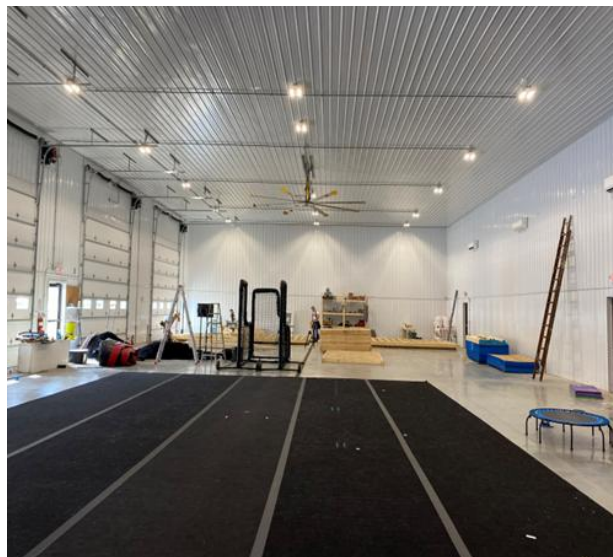
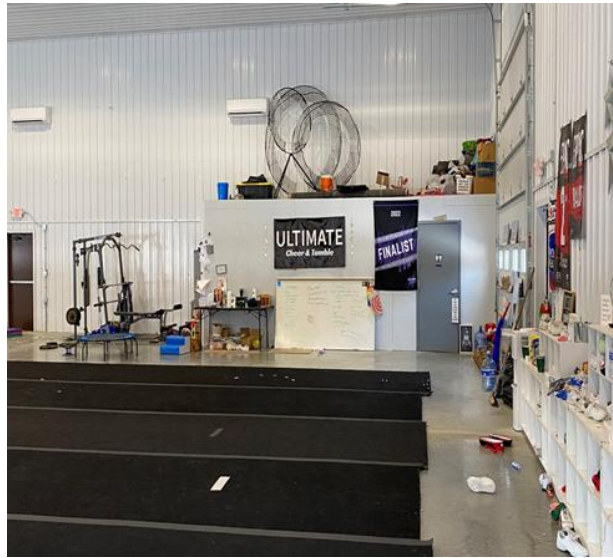


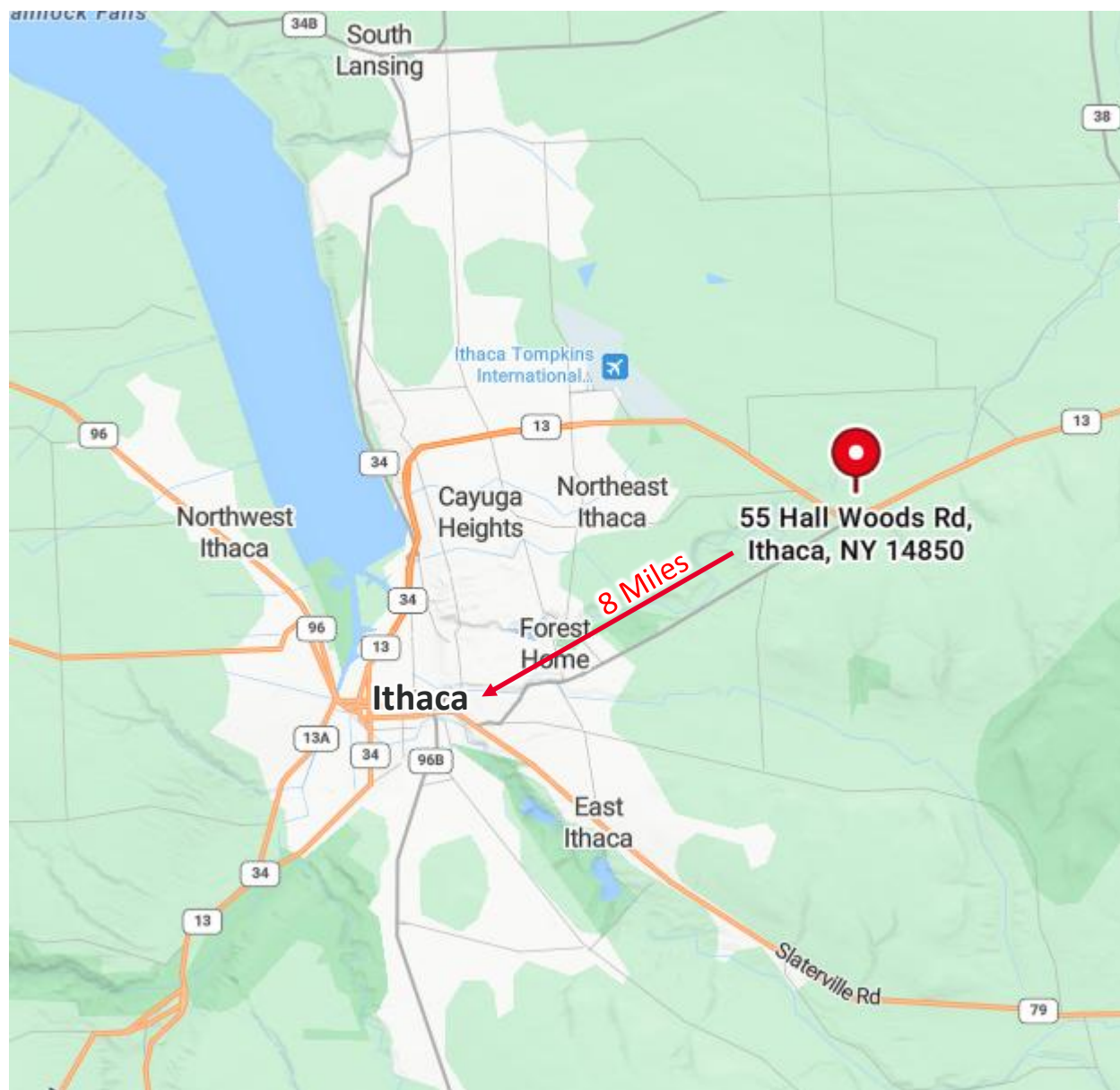
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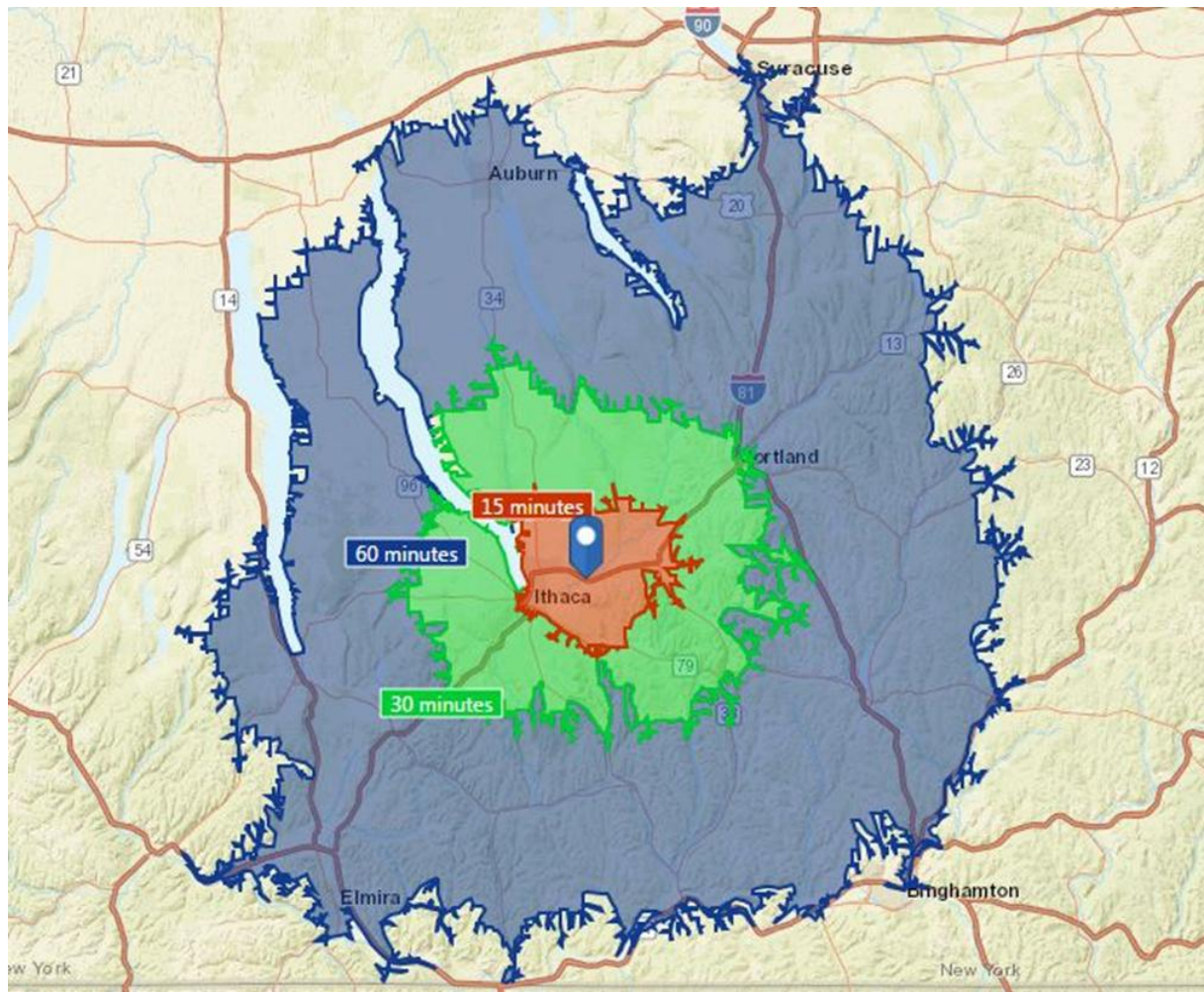


Location Highlights

- Conveniently located in Industrial/Business Park just outside City of Ithaca
- Just off NYS Route 13
- Close to Cornell University Campus; Regional Airport & Cornell Business & Technology Park
- A short drive to Syracuse, Binghamton, Cortland, Elmira & Corning

Area Amenities

- Ithaca is located in the heart of the scenic Finger Lakes Region
- Home to both Cornell University & Ithaca College
- Ithaca has an economy driven by diverse economic sectors to include education, health care, manufacturing, high-tech, and tourism



Drive Time

Ithaca; Cornell & Ithaca College	15 Min.
Cortland	30 Min.
Binghamton	60 Min.
Syracuse	60 Min.
Elmira/Corning	60 Min.

